

**MINUTES OF
FAUQUIER COUNTY PLANNING COMMISSION
OCTOBER 19, 2017**

**Work Session
10:00 a.m.
Warren Green Meeting Room
10 Hotel Street, Warrenton, Virginia**

The Fauquier County Planning Commission held a Work Session on Thursday, October 19, 2017, beginning at 10:00 a.m., in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Adrienne Garreau, Chairperson; Mr. John Meadows, Vice-Chairperson; Mr. Bob Lee, Mr. Ken Alm and Mr. Matthew Smith. Also present were Ms. Tracy Gallehr, Ms. Kimberley Fogle, Ms. Holly Meade, Mr. Rob Walton, Mr. Andrew Hopewell, Mr. Adam Shellenberger, and Ms. Heather Jenkins.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-17-006624 – A Zoning Ordinance Text Amendment to Article 7, Part 6, to add specific screening requirements along Interstate 66.

Ms. Heather Jenkins reviewed the proposed amendment.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-17-007409 – A Zoning Ordinance Text Amendment to Articles 3, 5 and 15 to add Abattoirs (Slaughterhouse) as a Special Exception Use in the Rural Agricultural (RA) zoning district.

Ms. Kimberley Fogle reviewed the proposed amendment.

ZONING ORDINANCE TEXT AMENDMENT – TEXT-17-006476 – A Zoning Ordinance Text Amendment to Articles 4 and 15 to create a Traditional Neighborhood Design (TND) Overlay District.

Mr. Adam Shellenberger reviewed the proposed amendment.

ROUTE 29 OVERLAY

Ms. Kimberley Fogle provided an overview of the draft design guidelines for the Rt. 29 corridor.

APPROVAL OF MINUTES – SEPTEMBER 21, 2017

Planning Commission members discussed the minutes.

COMMISSIONERS' TIME

The meeting was adjourned at 11:20 a.m.

*Site Visit
11:30 a.m.
Town of Remington, Virginia*

Members present were Ms. Adrienne Garreau, Chairperson; Mr. John Meadows, Vice-Chairperson; Mr. Bob Lee, Mr. Ken Alm, and Mr. Matthew Smith. Staff present were Ms. Holly Meade and Mr. Andrew Hopewell.

Ms. Adrienne Garreau, Mr. Ken Alm, Mr. Bob Lee, Ms. Holly Meade and Mr. Andrew Hopewell departed the County parking lot, at the corner of Lee Street and John Marshall Street, at 11:30 a.m. for the Town of Remington. Mr. John Meadows and Mr. Matthew Smith met them on site. The group toured the Town of Remington and discussed its history.

Ms. Adrienne Garreau, Mr. Ken Alm, Mr. Bob Lee, Ms. Holly Meade and Mr. Andrew Hopewell returned to the County parking lot, and the site visit ended at approximately 1:30 p.m.

*Regular Meeting
6:30 p.m.
Warren Green Meeting Room
10 Hotel Street, Warrenton, Virginia*

The Fauquier County Planning Commission held its regular meeting on Thursday, October 19 2017, beginning at 6:30 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Adrienne Garreau, Chairperson; Mr. John Meadows, Vice-Chairperson; Mr. Bob Lee, Mr. Ken Alm, and Mr. Matthew Smith. Also present were Ms. Tracy Gallehr, Ms. Kimberley Fogle, Ms. Holly Meade, Mr. Andrew Hopewell, Mr. Adam Shellenberger, and Ms. Heather Jenkins.

1. **APPROVAL OF MINUTES** – September 21, 2017

On motion made by Mr. Bob Lee and seconded by Mr. John Meadows, it was moved to approve the September 21, 2017 minutes.

The motion carried unanimously.

*Public Hearings
6:30 p.m.
Warren Green Meeting Room, First Floor, 10 Hotel Street
Warrenton, Virginia*

1. **CITIZENS' TIME**

None.

2. **ANNOUNCEMENTS**

None.

3. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-17-006476** – A Zoning Ordinance Text Amendment to Articles 4 and 15 to create a Traditional Neighborhood Design (TND) Overlay District. (Adam Shellenberger, Staff)

Ms. Adrienne Garreau opened the public hearing.

In that there were no speakers, Ms. Adrienne Garreau adjourned the public hearing.

On motion made by Ms. Adrienne Garreau and seconded by Mr. John Meadows, it was moved to postpone action on this item indefinitely, with the public hearing left open.

The motion carried unanimously.

4. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-17-006624** – A Zoning Ordinance Text Amendment to Article 7, Part 6, to add specific screening requirements along Interstate 66. (Heather Jenkins, Staff)

Ms. Adrienne Garreau opened the public hearing.

In that there were no speakers, Ms. Adrienne Garreau adjourned the public hearing.

On motion made by Mr. Bob Lee and seconded by Mr. John Meadows, it was moved to postpone action on this item, with the public hearing left open.

The motion carried unanimously.

5. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-17-007409** – A Zoning Ordinance Text Amendment to Articles 3, 5 and 15 to add Abattoirs (Slaughterhouse) as a Special Exception Use in the Rural Agricultural (RA) zoning district. (Kimberley Fogle, Staff)

Ms. Kimberley Fogle briefly reviewed the recommended revisions from the work session.

Ms. Adrienne Garreau opened the public hearing.

Mr. Christopher Damewood, Fauquier County resident and Farm Manager for Ayrshire Farm, spoke in support of the proposed amendment. Mr. Damewood explained that their business has farms in neighboring counties, along with a processing facility in Warren County and a slaughtering facility in Winchester. With so many locations, they are in need of an abattoir on no less than 100 acres that would accommodate stress-free grazing for their animals prior to slaughter. Mr. Damewood stated that it is a needed service in this area that would allow other farmers in neighboring states to benefit as well.

Mr. Ken Alm inquired about the certification requirements with regards to other farmers using the facility.

Mr. Christopher Damewood noted that Standard #6 requiring humane certification could be amended and that his business will already be seeking humane certification for their animals, as well as assisting other farmers to do the same.

In that there were no further speakers, Ms. Adrienne Garreau closed the public hearing.

Mr. Bob Lee agreed that #6 should be shortened to keep the certification by the U. S. Department of Agriculture and remove requirement for humane certification. He noted that this would serve the broader need of the agricultural community by giving farmers the option for humane or conventional slaughtering.

Ms. Adrienne Garreau said she does not support a recommendation of approval, even with the change, because she is not ready to open up the opportunity for abattoirs other than humanely certified in the RA district.

Mr. Matthew Smith stated that he supports abattoirs in Fauquier County if located in industrial zoned areas and that neighbors would not want a large scale operation like this next door.

Mr. John Meadows spoke in support of the motion with the proposed changes.

On motion made by Mr. Bob Lee and seconded by Mr. John Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of approval, as amended.

The motion carried 3 – 2, as follows:

AYES: Mr. John Meadows, Mr. Bob Lee and Mr. Ken Alm

NAYS: Mr. Matthew Smith and Ms. Adrienne Garreau

ABSTENTION: None

ABSENT: None

In that there was no further business, the meeting was adjourned at 6:55 p.m.

A tape recording of the meeting, as well as the associated staff reports and attachments for each agenda item, are retained on file in the Department of Community Development's Planning Office, 10 Hotel Street, Third Floor, Warrenton, Virginia, for a period of one year.

THE AGENDA MAY BE MODIFIED ON ADOPTION BY THE PLANNING COMMISSION IN THE FORM OF ADDITIONS, DELETIONS OR REVISIONS